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Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

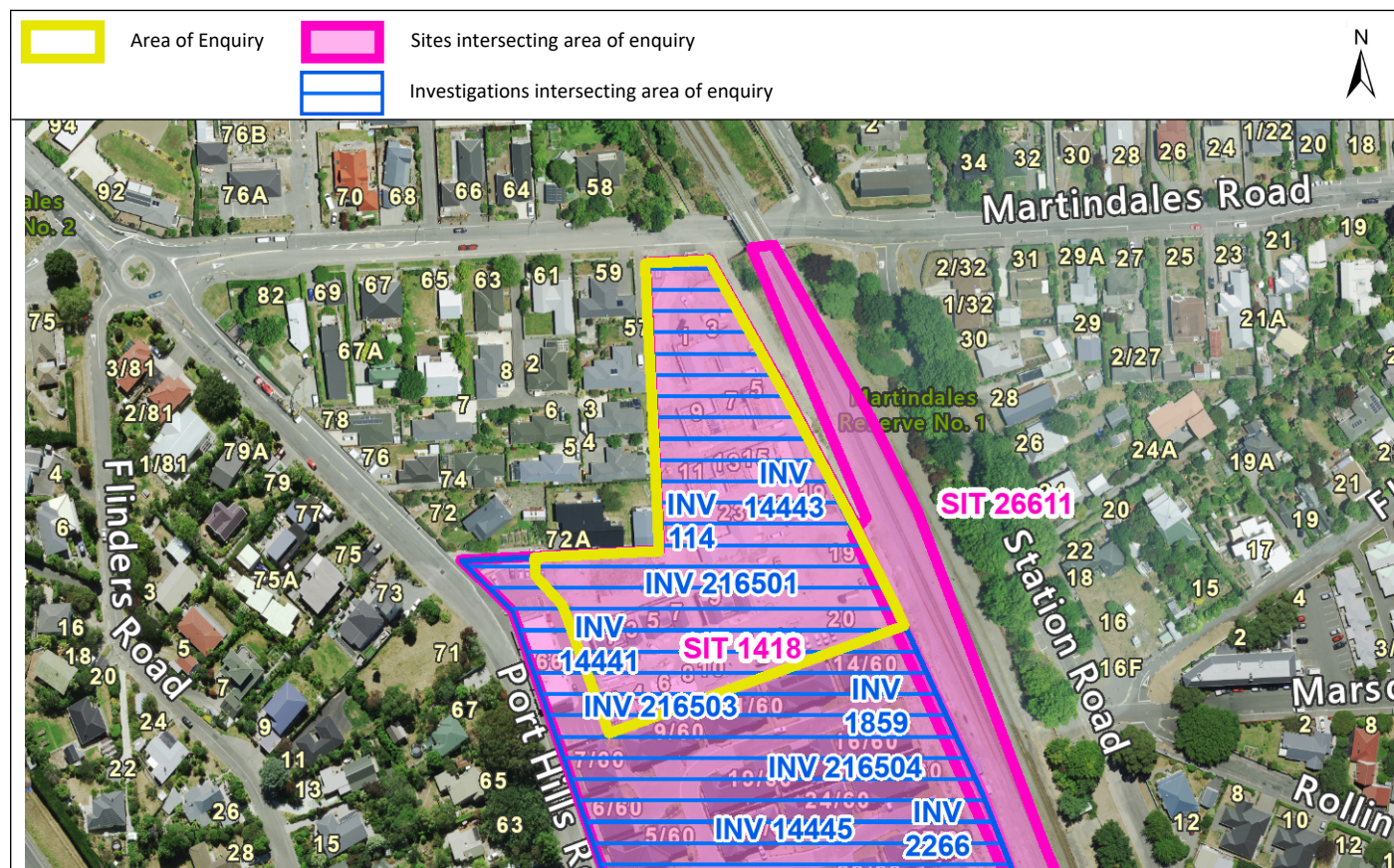
Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ461893

Date generated: 02 June 2026
Land parcels: Lot 3 DP 502389



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
1418	Canterbury NZ Malting Co Ltd	64 Port Hills Road, Heathcote Valley, Christchurch	A17 - Storage tanks or drums for fuel, chemicals or liquid waste; F6 - Railway yards; B2 - Electrical transformers; G5 - Waste disposal to land; E1 - Asbestos products manufacture or disposal;	Partially Investigated
26611	Railways Activities, CURRENT	102 SCRUTTONS ROAD	F6 - Railway yards; B2 - Electrical transformers; G5 - Waste disposal to land; E1 - Asbestos products manufacture or disposal;	Not Investigated

More detail about the sites

Site 1418: Canterbury NZ Malting Co Ltd (Intersects enquiry area.)

Category: Partially Investigated
Definition: Verified HAIL has been partially investigated.

Location: 64 Port Hills Road, Heathcote Valley, Christchurch
Legal description(s): Lot 1 DP 502389, Lot 2 DP 502389, Lot 3 DP 502389, Lot 4 DP 502389, RES 4946

HAIL activity(s):	Period from	Period to	HAIL activity
	?1967	2000	Storage tanks or drums for fuel, chemicals or liquid waste
	Pre 1965	2011	Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
	Unknown	Unknown	Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
	Unknown	Unknown	Waste disposal to land (excluding where biosolids have been used as soil conditioners)
	Unknown	Unknown	Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

Notes:

2 Dec 2008 Additional site works have been proposed and site category should be changed to Partially investigated (DM 31/10/08)



Investigations:

INV 114 **Tank Pull at Canterbury Malting Company, CHRISTCHURCH**
BP Oil New Zealand Ltd and Woodward Clyde Ltd - Detailed Site Investigation
30 Aug 2000

Summary of investigation(s):

In July 2000, one 4,500 litre (L) diesel underground storage tank (UST) was removed from the site for BP Oil (NZ) Limited. Eight soil samples were taken from the base and walls of the tank pit and two composite samples were collected from backfill material. Five of these samples were analysed for total petroleum hydrocarbons (TPH) and one sample was additionally analysed for polycyclic aromatic hydrocarbons (PAHs). The results of both the TPH and PAH analyses yielded concentrations that did not exceed the Tier 1 soil acceptance criteria for all pathways under commercial/industrial land use, or the criteria for the protection of groundwater quality. Two samples, one taken from the base of the pit and the other one of the composite samples, yielded elevated TPH concentrations, i.e. above background levels.

The site is reported to be continued commercial/industrial land use.

No assessment has yet been made of other activities undertaken on the site that may have the potential to cause contamination.

INV 1859 **Assessment of soil contamination. Heathcote Malt Works Development, 64 Port Hills Rd**
Golder Associates - Detailed Site Investigation
1 Jul 2005

Summary of investigation(s):

An underground storage tank (UST) removal report was prepared by URS dated 17 July 2000 and Golders undertook an environmental site investigation on 14 June 2005 including test pitting activities.

The site was reportedly a brickworks from 1863 to 1906 and a malt works from 1871-2000. Unauthorised car wrecking activities occurred at the site in 2004 and unauthorised filling in 2005.

With respect to the URS report 5 soil samples were analysed from the vicinity of the tank pit for TPH, 2 for PAH, which is considered to be satisfactory. Given the permeable nature of tank pit soils, more soil samples could have been analysed from the base of the pit as opposed to just one sample. In addition, a composite sample was collected from the backfill material which is not recommended due to the potential loss of volatile compounds. It should also be noted that soil samples were not collected from beneath the fuel lines that reportedly extended 1.3m from the pit to where they entered the building. As such, the possibility exists for hydrocarbon residues to be present beneath the fuel lines. The report does not clearly state whether the lines to the building were fully exposed and removed.

With respect to the Golders report 7 samples were analysed from test pits; 3 for suite of 7 metals, 6 for TPH, 5 for BTEX and 3 for PCB, which is considered to be satisfactory for a limited site investigation.

The report does state that undeveloped areas of the site have been used for dumping fill and that the total extent of the fill has not been determined. Therefore, additional test pitting and sampling would have better defined any possible risk associated with dumped fill material over the site.

Soil samples from both investigations were analysed for the appropriate parameters, based on site history and field observations.

Appropriate acceptance criteria were used for the UST removal assessment. NEPM guidelines were used during the environmental site investigation undertaken by Golders, which are inappropriate in this case.

All samples (URS and Golders assessments) complied with the soil acceptance criteria for commercial/ industrial land use.

2x100,000L bulk oil tanks remain at site. Sampling beneath these elements is recommended to determine the presence or otherwise of petroleum hydrocarbon contamination.

INV 216504 **Summary of Environmental Issues - 68 Port Hills Road Development Site**
Sephira Environmental Ltd - Detailed Site Investigation
16 Aug 2017

INV 216501 **Long-Term Site Management Plan, Malt Works Lifestyle Village Port Hills Road, Christchurch**
Sephira Environmental Ltd - Site Management Plan
31 Aug 2017

Summary of investigation(s):

INV145813 – Sampling for asbestos at Malt Works site, 64 – 68 Port Hills Road – email correspondence from Aurecon to CRC, dated 30 September 2016.

Objective: Soil sampling was undertaken to characterise fill material excavated and stockpiled during the installation of a stormwater utility in the central portion of the site. Excavated and stockpiled soils were identified by the excavator contractor as containing fragments of fibrous cement board potentially containing asbestos.

Results: Soil identified as potentially containing asbestos was separated in two small stockpiles, away from other excavated soil. Two (STP1 and STP2) soil samples (one from each stockpile) and one (S1 Bulk) asbestos-containing material (ACM) sample were collected and analysed for presence/absence of asbestos. Asbestos was present in the ACM sample.

Further assessment of asbestos risk was undertaken independently by Environmental and Industrial Analysis Group (EIAG). The investigation included the collection of 1 bulk ACM sample and 2 soil samples associated with the excavation trench / stockpiled material, and the collection of 11 bulk samples of potential ACM and 6 soil samples from the overall site during a site walkover. Samples were analysed for semi-quantitative asbestos (6 soil samples) or the presence/absence of asbestos (2 soil samples and 12 bulk ACM). Asbestos was present in the bulk sample collected from the utility trench, and 9 bulk samples collected from across the site. Of the 8 soil samples submitted, 3 contained asbestos fines and/or fibrous asbestos. Although a semi-quantitative asbestos analysis was undertaken, the weight percentages were not calculated or compared to applicable asbestos guidelines.

It was recommended that the stockpiled material be treated as though it contains asbestos. It was stated that the material in the stockpiles could be re-used to backfill service trenches, or disposed of at Kate Valley Landfill, as asbestos contaminated soil. The report did not indicate whether the stockpiled material was retained on-site or disposed of off-site.

INV216504 – Summary of Environmental Issues, 68 Port Hills Road Development Site – Sephira Environmental, 2017.

Objective: A summary of environmental issues was provided by Sephira Environmental in response to encountering unidentified contamination during earthworks. Multiple events of unidentified contamination were encountered and managed during earthworks to create retaining walls, install in-ground utilities throughout the site, and remove the underground Ferrymead Stream culvert. Investigations were undertaken by Aurecon in 2016 and by Sephira Environmental in 2017. Supporting documentation, including analytical results, were attached to the summary report.

In addition, analytical results from investigations undertaken by Golder (2005 [INV1859] and 2007 [INV2266]) and Aurecon (2012 [INV14443]) were assessed against high-density residential land use Soil Contaminant Standards (SCS) defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) (MfE, 2011). Sample results from these previous investigations for trace metals, volatile organic compounds, polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons, or PCBs complied with high-density residential land use standards. Asbestos concentrations were not determined, so asbestos found in previous investigations may have exceeded relevant guideline values.

Results:

Email correspondence from Aurecon, dated 18 August 2016 (Attachment D) – In July 2016, contaminated fill was encountered during excavation for the footing of a retaining wall along the northwest site boundary. One soil sample was collected from the excavation and two soil samples were collected from excavated stockpiled material. In addition, one sample of what appear to be ACM material was collected from the stockpiled material. These samples were analysed for PAHs, asbestos (presence/absence), heavy metals, and TCLP. Concentrations of PAHs and heavy metals complied with commercial/industrial land use Soil Contaminant Standards (SCS) defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) (MfE, 2011). The results identified that all three soils samples and the ACM sample contained asbestos. The excavated material was deemed suitable for disposal to Kate Valley landfill. The report does not indicate whether the stockpiled material was retained on-site or disposed of off-site.

Email correspondence from Aurecon to CRC, dated 30 September 2016 (Attachment E) – refer to INV145813 summary. A review of information undertaken by Sephira Environmental identified that 2 of the soil samples collected by EIAG from areas outside the trenching area contained asbestos concentrations which do not comply with the WA 2009 guideline (0.001% w/w).

Sephira Environmental (2 February 2017) letter report (Attachment F) – Approximately 16,000 cubic metres of crushed concrete aggregate was sourced from the demolition of a former car parking building on Litchfield Street in Christchurch Central Business District. An asbestos survey of the building pre-demolition identified ACM. This material was removed, and an asbestos removal project closure report documents the complete remediation of the parking garage. This documentation was not included in the report.

Approximately 8,000 cubic metres of the aggregate material was used for the development at 68 Port Hills Road. At some point during the site development, potential ACM was noted in the stockpile however, this material was tested and confirmed to not contain asbestos. The remaining 8,000 cubic metres was stockpiled on site with the intention to export the aggregate from the site to be used as sub-base for another construction project.

During construction, ACM was discovered in soil at the site. Prior to the export of remaining aggregate, an investigation was undertaken to confirm that stockpiled aggregate had not been cross-contaminated by asbestos contamination present at the site. The stockpile was visually inspected for ACM and no ACM was noted. The stockpile was divided into three even sections and one composite sample was collected from each section. The samples collected were noted to be biased towards concrete fines (intentionally omitting concrete pieces > 15 mm in diameter) which would be more susceptible to becoming mobilised by wind. These samples were analysed for semi-quantitative asbestos. Two of the three samples returned asbestos concentrations (0.004 and 0.006% w/w) which do not comply with the WA 2009 asbestos guidelines (0.001% w/w).

A second sampling event was undertaken to collect a representative (material of all sizes) composite sample from each of the three sections. Samples were collected in 10L buckets and analysed for semi-quantitative asbestos. Asbestos was detected in one of the three samples at a concentration (0.0002% w/w) which complied with the WA 2009 asbestos guidelines (0.001% w/w).

The stockpiled crushed concrete material was deemed suitable for re-use as sub-base material on a commercial site.

Sephira Environmental (30 March 2017) letter report (Attachment F) – A third-party review of this decision determined that the investigation did not accurately represent the entirety of the material as only 3 samples were collected from the 8,000 cubic metre pile. The stockpile was divided evenly into 20 sections. One composite sample was collected from each section using the cone and quartering method. The remaining material was passed through a 7 mm screen and visually inspected for potential ACM. All potential ACM was collected as one bulk sample. One fragment of suspected asbestos cement board was collected. Soil samples were analysed for semi-quantitative asbestos and bulk samples were analysed for the presence/absence of asbestos.

Asbestos (< 7 mm fraction) was detected in 11 of the 20 samples at concentrations which complied with the WA 2009 asbestos guidelines (0.001% w/w). Asbestos (> 7 mm fraction) was detected in 1 of the 20 bulk samples at concentrations (0.00362% w/w) which complied with the WA 2009 non-friable asbestos guidelines for commercial/industrial and residential land uses (0.05% w/w and 0.01% w/w, respectively). The fragment of cement board was confirmed to contain asbestos. It was assumed that if the fragment had been included in a 10 L sample it would have had a calculated ACM, non-friable asbestos concentration of 0.026% w/w which is below the WA 2009 non-friable asbestos guideline for commercial/industrial land use (0.05% w/w).

The material was deemed suitable for re-use as sub-base material on a commercial site.

Sephira Environmental (12 February 2017) letter report (Attachment F) – During construction works for the swale along the eastern site boundary the upper layers of potentially contaminated fill material were excavated and stockpiled separate from the underlying silty clay. An investigation was undertaken to characterise approximately 3,000 cubic metres of stockpiled silty clay material for re-use at a third-party development project. The stockpile was visually inspected for ACM and no ACM was noted. The stockpile was divided evenly into six sections and one composite sample (made up of 10 sub-samples) was collected from each section. These were analysed for a suite of trace elements (arsenic, cadmium, chromium, copper, lead, nickel, and zinc), PAHs, and semi-quantitative asbestos.

No asbestos was detected in the 6 composite samples. Concentrations of trace elements and PAHs complied with residential land use standards and guidelines and were generally within the range of expected background concentrations.

It was concluded that the 3,000 cubic metres of silty clay material is suitable for re-use at any type of development site.

Sephira Environmental (21 March 2017) letter report (Attachment F) – During construction works for the swale along the eastern site boundary the upper layers of potentially contaminated fill material were excavated and stockpiled. An investigation was undertaken to characterise approximately 2,200 cubic metres of fill material. The stockpile was visually inspected for ACM and no ACM was noted. The stockpile was divided evenly into five sections and one composite sample was collected from each section. These were analysed for a suite of trace elements (arsenic, cadmium, chromium, copper, lead, nickel, and zinc), PAHs, and semi-quantitative asbestos.

Three of the five samples collected contained trace levels of asbestos fibres and fines at concentrations which comply with the WA 2009 asbestos guidelines (0.001% w/w). One of those samples contained fragments of asbestos cement board > 7 mm. The calculated concentration of asbestos in this form (ACM) comply with WA 2009 non-friable asbestos guideline for residential land use (0.01% w/w). Concentrations of trace elements and PAHs comply with residential land use standards and guidelines and are generally within the range of expected background concentrations.

It was concluded that the stockpile of fill material is suitable for re-use on-site. However, the amount of demolition debris contained within this stockpile would likely make it unsuitable for re-use at residential developments. Therefore, it was recommended that off-site disposal at a managed landfill be considered as a primary option. It was also noted that disposal at a commercial development where the material will be placed in sub-surface location may also be possible.

Report Conclusion: Environmental investigations and observations made during the development earthworks suggested that most potential contaminants were not present at concentrations that posed risks to human health in a high-density residential setting, but that localised pockets of asbestos fibres, fines, and ACM were likely to be present at risky levels. Therefore, the presence of contaminated fill must be considered possible across the site at surface, and to depths greater than 2 m. The imported crushed concrete fill material exhibited trace levels of asbestos contamination, below soil contaminant guidelines for all land uses. However, it was noted that the sampling frequency for fill characterisation was only suitable for the 8,000 cubic metres of crushed fill material to be exported to another development site. The reports provided no clear understanding of where the development-related filling was completed with materials sourced from the site, and where imported materials were used. It was recommended that a Long-Term Site Management Plan (LTSMP) be prepared for the site.

INV216501 – Long-Term Site Management Plan, Malt Works Lifestyle Village Port Hills Road, Christchurch – Sephira Environmental, 2017.

Objective: Sephira Environmental was engaged to develop a Long-Term Site Management Plan (LTSMP) for the Malt Works Lifestyle Village located at 68 Port Hills Road, Heathcote Valley, Christchurch. The LTSMP was developed to address potential risks associated with residual soil contamination that may be present at the site. The LTSMP is designed to communicate what is known about asbestos contamination at the site, communicate risks to current and future land owners and occupiers in regards to the presence of asbestos on the property, and set restrictions designed to minimise the potential for exposure to the known subsurface asbestos contamination.

Summary: Prior to the development of the site as a high-density residential lifestyle block, the site was subject to uncontrolled filling (demolition debris, general urban fill, and earthquake recovery material). Previous investigations undertaken at the site determined that contaminants (trace elements (arsenic, cadmium, chromium, copper, lead, nickel, and zinc), total petroleum hydrocarbons, polycyclic aromatic hydrocarbons, and asbestos) generally complied with residential land use Soil Contaminant Standards (SCS) defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) (MfE, 2011) and asbestos guidelines defined in the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ 2017). However, the LTSMP notes that it is likely that localised areas of asbestos fibres, fines, and asbestos-containing material (ACM) are present in subsurface soils at concentrations which may pose a risk to residents and earthworks contractors if exposed.

Development of the site included cut/fill earthworks where fill material sourced from site was reused on-site and fill material thought to contain asbestos were imported. There is no clear understanding of where fill material (sourced from site and imported to site) has been placed.

The LTSMP notes all areas of the site should be considered potentially impacted by asbestos, including beneath hard cover surfaces, under buildings, and beneath clean topsoil. Intrusive works through site topsoil (greater than 0.2 m deep) should be carried out with oversight by a professional trained in asbestos management. Excavations for maintenance work were anticipated to be shallow and not expected to encounter contamination. However, excavation contractors should be prepared to recognise unexpected contamination and have contingency management plans.

Conclusion: SIT1418 on the Listed Land Use Register (LLUR) has been categorised as 'Partially Investigated'.

Justification: The majority of the pre-development investigations identified asbestos in fill material at concentrations which complied with residential land use standards and guidelines. However, select soil samples and ACM bulk samples were found to have asbestos at concentrations above the applicable guidelines. In addition, these investigations were limited to areas excavated as part of the site development works (e.g., surface water swale along the eastern site boundary, underground culvert running north-south through the centre of the site, and retaining walls along the northern site boundary).

There is agreement to assume that there may be localised areas of asbestos fibres, fines, and asbestos-containing material (ACM) in shallow fill material which may pose a risk to residents and earthworks contractors if exposed. Therefore, all areas of the site should be considered to be potentially impacted by asbestos.

The LTSMP suggested that topsoil can be disturbed down to 0.2 m depth without encountering potentially contaminated fill material. There is no evidence which confirms topsoil thickness, and the depth of 0.2 m appears to be subjective. It is also suggested that excavations required for maintenance activities will not encounter contamination. This contradicts the assumption that all areas of the site should be considered potentially impacted by asbestos.

It is unknown as to whether the development at 68 Port Hills Road has been completed. The current LTSMP does not contain adequate information to support the recommendations made for site management during ongoing future use. This may be a consequence of the LTSMP being prepared in advance of completing development activities. Evidence to support the advice that contaminated fill material would not be encountered during shallow excavation activities would allow the site to be re-assessed.

INV 2266	Geotechnical and Soil Contamination Assessment, 64 Port Hills Road, Christchurch Golder Associates - Detailed Site Investigation 1 Mar 2007
INV 14441	Former Malt Mill, 64 and 68 Port Hills Road, Christchurch - Stage 1 Preliminary Site Inspection Report Aurecon - Detailed Site Investigation 17 Jan 2012
INV 14443	Former Malt Mill, 64 and 68 Port Hills Road, Christchurch - Stage 2 Detailed Site Investigation Report Aurecon - Detailed Site Investigation 23 Mar 2012
INV 14445	Former Malt Mill, 64 and 68 Port Hills Road, Christchurch - Site Contamination Management Plan Aurecon - Detailed Site Investigation 31 May 2012
INV 216503	Summary of Environmental Issues - 68 Port Hills Road Development Site Sephira Environmental Ltd - Detailed Site Investigation 31 Aug 2017

Summary of investigation(s):

Report(s) have not yet been audited.

Site 26611: Railways Activities, CURRENT (Intersects enquiry area.)

Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: 102 SCRUTTONS ROAD
Legal description(s): Lot 1 DP 416688,Lot 1 DP 81971,Lot 2 DP 416688

HAIL activity(s):	Period from	Period to	HAIL activity
	Pre 1965	2011	Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
	Unknown	Unknown	Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
	Unknown	Unknown	Waste disposal to land (excluding where biosolids have been used as soil conditioners)
	Unknown	Unknown	Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

Notes:

1 Nov 2013 Area defined from: ECAN aerial photographs 1965 to 2011.
Note: A Railway siding was noted in the aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹ The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



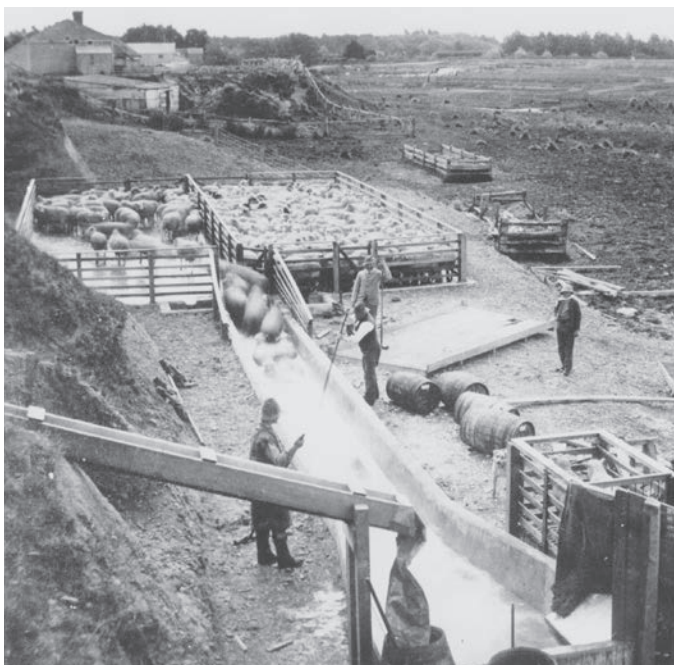
I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



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E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz